| 177.0 | 0006 | 0018.0 | 1 of 1 | Residential | | Total Card / Total Parcel |
|---|---|---|---|---|---|---|
| Map | Block | Lot | CARD | ARLINGTON | APPRAISED: | 978,900 / 978,900 |
| | | | | | USE VALUE: | 978,900 / 978,900 |
| | | | | | ASSESSED: | 978,900 / 978,900 |

## PROPERTY LOCATION

| No | Alt No | Direction/Street/City |
|---|---|---|
| 85 | -87 | WILLIAMS ST, ARLINGTON |

## OWNERSHIP

Unit #:

| | |
|---|---|
| Owner 1: | WANG YANG |
| Owner 2: | LIN BO |
| Owner 3: | |
| Street 1: | 294 BEDFORD STREET |
| Street 2: | |
| Twn/City: | LEXINGTON |
| St/Prov: | MA Cntry: Own Occ: N |
| Postal: | 02420 Type: |

## PREVIOUS OWNER

| | |
|---|---|
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | Cntry |
| Postal: | |

## NARRATIVE DESCRIPTION

This parcel contains .129 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1974, having primarily Vinyl Exterior and 3228 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 12 Rooms, and 6 Bdrms.

## OTHER ASSESSMENTS

| Code | Descrip/No | Amount | Com. Int |
|---|---|---|---|

## PROPERTY FACTORS

| Item | Code | Description | % | Item | Code | Description |
|---|---|---|---|---|---|---|
| Z | R1 | SINGLE FA | 100 | water | | |
| o | | | | Sewer | | |
| n | | | | Electri | | |
| Census: | | | | Exmpt | | |
| Flood Haz: | | | | | | |
| D | | | | Topo | 2 | Above Stree |
| s | | | | Street | | |
| t | | | | Gas: | | |

## IN PROCESS APPRAISAL SUMMARY

| Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value |
|---|---|---|---|---|---|
| 104 | 5632.000 | 566,600 | | 412,300 | 978,900 |
| Total Card | 0.129 | 566,600 | | 412,300 | 978,900 |
| Total Parcel | 0.129 | 566,600 | | 412,300 | 978,900 |

Source: Market Adj Cost | Total Value per SQ unit /Card: 303.25 | /Parcel: 303.25

## Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

## PREVIOUS ASSESSMENT

Parcel ID: 177.0-0006-0018.0

| Tax Yr | Use | Cat | Bldg Value | Yrd Items | Land Size | Land Value | Total Value | Asses'd Value | Notes | Date |
|---|---|---|---|---|---|---|---|---|---|---|
| 2022 | 104 | FV | 566,600 | 0 | 5,632. | 412,300 | 978,900 | | Year end | 12/23/2021 |
| 2021 | 104 | FV | 541,400 | 0 | 5,632. | 412,300 | 953,700 | | Year End Roll | 12/10/2020 |
| 2020 | 104 | FV | 541,400 | 0 | 5,632. | 412,300 | 953,700 | 953,700 | Year End Roll | 12/18/2019 |
| 2019 | 104 | FV | 427,400 | 0 | 5,632. | 406,400 | 833,800 | 833,800 | Year End Roll | 1/3/2019 |
| 2018 | 104 | FV | 427,400 | 0 | 5,632. | 312,100 | 739,500 | 739,500 | Year End Roll | 12/20/2017 |
| 2017 | 104 | FV | 401,200 | 0 | 5,632. | 294,500 | 695,700 | 695,700 | Year End Roll | 1/3/2017 |
| 2016 | 104 | FV | 401,200 | 0 | 5,632. | 270,900 | 672,100 | 672,100 | Year End | 1/4/2016 |
| 2015 | 104 | FV | 366,800 | 0 | 5,632. | 253,300 | 620,100 | 620,100 | Year End Roll | 12/11/2014 |

## SALES INFORMATION

TAX DISTRICT:

PAT ACCT.: 13916

| Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |
|---|---|---|---|---|---|---|---|---|---|
| TAYLOR GARY A | 28858-436 | | 7/21/1998 | | 360,000 | No | No | Y | |

## BUILDING PERMITS

| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
|---|---|---|---|---|---|---|---|---|
| 5/26/1998 | 315 | Manual | 2,400 | | | | | REROOF |

## ACTIVITY INFORMATION

| Date | Result | By | Name |
|---|---|---|---|
| 9/8/2018 | MEAS&NOTICE | HS | Hanne S |
| 5/1/2009 | Inspected | 189 | PATRIOT |
| 1/6/2000 | Mailer Sent | | |
| 1/4/2000 | Measured | 276 | PATRIOT |
| 5/1/1999 | Inspected | 189 | PATRIOT |
| 7/21/1993 | | RV | |

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

## LAND SECTION (First 7 lines only)

| Use Code | Description | LUC Fact | No of Units | Depth / PriceUnits | Unit Type | Land Type | LT Factor | Base Value | Unit Price | Adj | Neigh | Neigh Influ | Neigh Mod | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised Value | Alt Class | % | Spec Land | J Code | Fact | Use Value | Notes |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 104 | Two Family | | 5632 | | Sq. Ft. | Site | | 0 | 70. | 1.05 | 6 | | | | | | | | | 412,273 | | | | | | 412,300 | |

## PRINT

| Date | Time |
|---|---|
| 12/30/21 | 17:58:12 |

## LAST REV

| Date | Time |
|---|---|
| 10/02/18 | 15:29:49 |
| mmcmakin | |

User Acct: 119883
GIS Ref:
GIS Ref:
Insp Date: 09/08/18
!13916!

## USER DEFINED

| | |
|---|---|
| Prior Id # 1: | 119883 |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| Prior Id # 1: | |
| Prior Id # 2: | |
| Prior Id # 3: | |
| ASR Map: | |
| Fact Dist: | |
| Reval Dist: | |
| Year: | |
| LandReason: | |
| BldReason: | |
| CivilDistrict: | |
| Ratio: | |

| Total AC/HA: | 0.12929 | Total SF/SM: | 5632 | Parcel LUC: | 104 | Two Family | Prime NB Desc | ARLINGTON | Total: | 412,273 | Spl Credit | | Total: | 412,300 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

Database: AssessPro - ArchiveProArling apro 2023

## EXTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Type: | 13 - Multi-Garden | | |
| Sty Ht: | 2 - 2 Story | | |
| (Liv) Units: | 2 | Total: | 2 |
| Foundation: | 1 - Concrete | | |
| Frame: | 1 - Wood | | |
| Prime Wall: | 4 - Vinyl | | |
| Sec Wall: | 8 - Brick Veneer | 12 | % |
| Roof Struct: | 2 - Hip | | |
| Roof Cover: | 1 - Asphalt Shgl | | |
| Color: | WHITE W/ RED BRICK | | |
| View / Desir: | | | |

## GENERAL INFORMATION

| | | | |
|---|---|---|---|
| Grade: | C - Average | | |
| Year Blt: | 1974 | Eff Yr Blt: | |
| Alt LUC: | | Alt %: | |
| Jurisdict: | | Fact: | . |
| Const Mod: | | | |
| Lump Sum Adj: | | | |

## INTERIOR INFORMATION

| | | | |
|---|---|---|---|
| Avg Ht/FL: | STD | | |
| Prim Int Wal | 2 - Plaster | | |
| Sec Int Wall: | | | % |
| Partition: | T - Typical | | |
| Prim Floors: | 3 - Hardwood | | |
| Sec Floors: | 5 - Lino/Vinyl | 15 | % |
| Bsmnt Flr: | 12 - Concrete | | |
| Subfloor: | | | |
| Bsmnt Gar: | 2 | | |
| Electric: | 3 - Typical | | |
| Insulation: | 2 - Typical | | |
| Int vs Ext: | S | | |
| Heat Fuel: | 2 - Gas | | |
| Heat Type: | 3 - Forced H/W | | |
| # Heat Sys: | 2 | | |
| % Heated: | 100 | % AC: | |
| Solar HW: | NO | Central Vac: | NO |
| % Com Wal | | % Sprinkled | |

## BATH FEATURES

| | | | |
|---|---|---|---|
| Full Bath | 2 | Rating: | Average |
| A Bath: | | Rating: | |
| 3/4 Bath: | | Rating: | |
| A 3QBth | | Rating: | |
| 1/2 Bath: | 2 | Rating: | Average |
| A HBth: | | Rating: | |
| OthrFix: | | Rating: | |

## OTHER FEATURES

| | | | |
|---|---|---|---|
| Kits: | 2 | Rating: | Good |
| A Kits: | | Rating: | |
| Frpl: | 2 | Rating: | Average |
| WSFlue: | | Rating: | |

## CONDO INFORMATION

| | |
|---|---|
| Location: | |
| Total Units: | |
| Floor: | |
| % Own: | |
| Name: | |

## DEPRECIATION

| | | | |
|---|---|---|---|
| Phys Cond: | AV - Average | 27. | % |
| Functional: | | | % |
| Economic: | | | % |
| Special: | | | % |
| Override: | | | % |
| Total: | | 27.5 | % |

## CALC SUMMARY

| | |
|---|---|
| Basic $ / SQ: | 180.00 |
| Size Adj.: | 1.00714278 |
| Const Adj.: | 1.00901902 |
| Adj $ / SQ: | 182.921 |
| Other Features: | 154500 |
| Grade Factor: | 1.00 |
| NBHD Inf: | 1.00000000 |
| NBHD Mod: | |
| LUC Factor: | 1.00 |
| Adj Total: | 781582 |
| Depreciation: | 214935 |
| Depreciated Total: | 566647 |

## COMMENTS

## RESIDENTIAL GRID

| | | | | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1st Res Grid | Desc: | Line 1 | | | | | | | | # Units | 2 | |
| Level | FY | LR | DR | D | K | FR | RR | BR | FB | HB | L | O |
| Other | | | | | | | | | | | | |
| Upper | | | | | | | | | | | | |
| Lvl 2 | | | | | | | | | | | | |
| Lvl 1 | | | | | | | | | | | | |
| Lower | | | | | | | | | | | | |
| Totals | RMs: | 12 | BRs: | 6 | Baths: | 2 | | | | HB | 2 | |

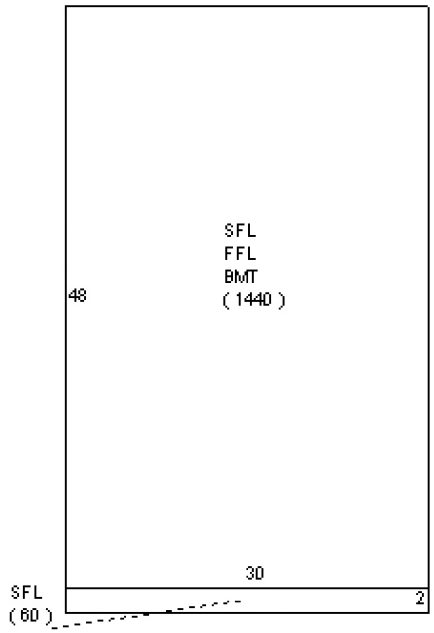
## REMODELING

| | |
|---|---|
| Exterior: | |
| Interior: | |
| Additions: | |
| Kitchen: | |
| Baths: | |
| Plumbing: | |
| Electric: | |
| Heating: | |
| General: | |

## RES BREAKDOWN

| No Unit | RMS | BRS | FL |
|---|---|---|---|
| 2 | 6 | 3 | |
| Totals | | | |
| 2 | 12 | 6 | |

## SKETCH




## COMPARABLE SALES

| Rate | Parcel ID | Typ | Date | Sale Price |
|---|---|---|---|---|
| | | | | |

| | | | |
|---|---|---|---|
| WtAv$/SQ: | | AvRate: | Ind.Val |
| Juris. Factor: | | Before Depr: | 182.92 |
| Special Features: | 0 | Val/Su Net: | 129.36 |
| Final Total: | 566600 | Val/Su SzAd | 192.72 |

## SUB AREA

| Code | Description | Area - SQ | Rate - AV | Undepr Value |
|---|---|---|---|---|
| SFL | Second Floor | 1,500 | 182.920 | 274,381 |
| BMT | Basement | 1,440 | 62.010 | 89,295 |
| FFL | First Floor | 1,440 | 182.920 | 263,406 |

| | | | | | |
|---|---|---|---|---|---|
| Net Sketched Area: | 4,380 | | | Total: | 627,082 |
| Size Ad | 2940 | Gross Area | 4380 | FinArea | 3228 |

## SUB AREA DETAIL

| Sub Area | % Usbl | Descrip | % Type | Qu | # Ten |
|---|---|---|---|---|---|
| BMT | 100 | RRM | 20 | A | |

## IMAGE

AssessPro Patriot Properties, Inc

## MOBILE HOME

| Make: | | Model: | | Serial # | | Year: | | Color: | |
|---|---|---|---|---|---|---|---|---|---|

## SPEC FEATURES/YARD ITEMS

## PARCEL ID 177.0-0006-0018.0

| Code | Description | A | Y/S | Qty | Size/Dim | Qual | Con | Year | Unit Price | D/S | Dep | LUC | Fact | NB Fa | Appr Value | JCod | JFact | Juris. Value |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

| | | | | | |
|---|---|---|---|---|---|
| More: | N | Total Yard Items: | | Total Special Featues: | Total: |